



DMC Management Services, LLC is a professional provider of corporate housing throughout the United States. Through our strategic partners we provide fully furnished one, two, or three bedroom apartment homes with a minimum stay of only 30 days!



GSA Contract Number:
GS-33F-0004V

144 North Beverwyck Road
Number 298
Lake Hiawatha, NJ 07034
p: (973) 257-1700 x201
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e: info@dmcmagementservices.com





Furnished Apartments

Most of our properties are moderate to upscale apartment and town home communities that feature some or all of the following amenities:

- Gated Entrance
- Garage Parking
- Pool / Spa
- Fitness Center
- Business Center
- Club House
- Tennis / Racquetball Courts ... and more.



All of our corporate apartments include a beautiful furniture package, full housewares (linens, towels, glassware, dishware, cookware, etc.), utilities, local phone service, and more. We have the ability to customize your "home" and it's furnishings to meet your budgetary needs. Housekeeping and other optional services are available at a nominal fee.



Government Travelers

DMC Management Services, LLC is an approved prime contractor of the United States Government, providing fully furnished apartments to United States Government personnel throughout the country!

- Well appointed 1, 2, and 3 bedroom apartments that include all utilities, cable, and local phone
- Rates that fall below TDY and PCS Per Diem allowances throughout the United States
- FEMA certified properties in many cities
- Preferred locations near major military installations and federal offices nationwide
- No application fee or security deposit
- All government issued credit cards honored
- Electronic invoicing



Call DMC Management Services, LLC today at (973) 257-1700 for your temporary change of station, permanent change of station, overflow billeting, troop mobilization, or relocation needs.



Hotel Lodging

DMC Management Services, LLC represents hundreds of hotels nationwide including such respected names as Holiday Inn, Staybridge Suites, Intercontinental Hotels, Crowne Plaza Hotels, Ramada Inn, Best Western, Comfort Inn, Quality Inn, LaQuinta, Radisson Hotels, Country Inns & Suites. Our team of hospitality professionals is trained to qualify your needs in detail. We will then provide you with the correct hotel, in the proper location, at a competitive price. As a full service provider of lodging, we will handle your group from start to finish including setting up any billing arrangements, rooming list submissions, reservation changes, etc.

Crew Mobilization

As experienced housing professionals, we understand that mobilizing a crew is not without its challenges. It often requires very little lead time and in most instances requires a housing provider to be flexible. Our sales personnel have a tremendous sense of urgency and are available to assist on a moments notice. Whether it's a disaster team, emergency response unit, or a corporation moving personnel in to react to an urgent need—DMC Management Services, LLC can provide temporary housing in a timely and cost efficient manner.

For a stay of three days to three years—DMC Management Services, LLC is your source for professional housing services.

Standard Furnishings and Amenities

Furniture	Sofa Chair Cocktail Table End Table with Lamp	Dining Table with Chairs Queen Bed Nightstand Chest / Dresser with Mirror	Color Remote Television Pictures
Housewares	Measuring Cup / Spoons Mixing Bowl Canister Set Place Mats Microwave Dinnerware Settings Glassware Flatware Settings Cutlery Set	Cookware Coffee Maker Toaster Serving Utensils Cloth Napkins Dish Towels Pot Holders Salt and Pepper Shakers Manual Can Opener	Baking Dish Cutlery Tray Juice Pitcher Large Wastebasket Vacuum Broom and Dust Pan Iron with Ironing Board Telephone with Answering Machine
Bedroom	Bedspread Pillows Mattress Pad	Blanket Linen Sets	Hangers Clock Radio
Bathroom	Wash Towels Hand Towels Bath Towels	Cloth Shower Curtain Liner and Hooks Bath Rug	Toothbrush Holder Small Waste Basket Laundry Basket
Optional Items (Optional items are available at an additional nominal charge.)	Washer / Dryer Crib / Highchair Office / Student Desk Portable Hand Mixer Electric Can Opener Blender Wok	Mop and Pail Larger Television VCR / DVD Player Fax Machine Computer / Printer King Size / Twin Beds	Sleeper Sofa Armoire Additional End Table Additional Nightstand / Lamp Stereo with CD Player Video Game System

Pricing for SIN 653-9 Corporate Housing Lodging Services

Description	Location	Unit of Issue	Commercial Rate	Rate Offered to Government
One Bedroom	Domestic locations throughout the continental United States	Per month based upon daily Per Diems	N/A	NTE 3.5% off the published Federal Per Diem for domestic
Two Bedroom	Domestic locations throughout the continental United States	Per month based upon daily Per Diems	N/A	NTE 150% of GSA established maximum CONUS lodging Per Diem
Three Bedroom	Domestic locations throughout the continental United States	Per month based upon daily Per Diems	N/A	NTE 175% of GSA established maximum CONUS lodging Per Diem

Pricing Terms and Conditions

- Pricing offered above is based upon the applicable prevailing Federally published Per Diem
- Offered rates:
 - Are based on 30 days stay or longer
 - Include utilities and local phone service
 - Are subject to availability within any given area
 - Include available parking at most locations
 - Are based upon federal tax exempt status unless local or state laws dictate otherwise
- Requests for modifications to the standard furnishings and amenities will be honored under the offered pricing when practicable
- The availability of weekly and biweekly housekeeping services will vary by area and unit size. The cost range for housekeeping services is \$4 – \$15 per day.
Note: Housekeeping may not be available at some CONUS locations.

General Terms and Conditions

All terms and conditions agreed upon between the General Services Administration (GSA) and DMC Management Services, LLC are as follows:

- **Special Item Numbers SIN(s) Awarded:** SIN 653-9 Corporate Housing Services
- **Prompt Payment Discount:** None
- **Industrial Funding Fee:** The Industrial Funding Fee (IFF) is included in the prices provided.
- **Minimum Order:** \$100
- **Maximum Order Threshold:** \$1,000,000 *Note: For orders above the maximum order threshold, customers are required to seek further price reductions.*
- **Delivery Terms:** FOB Destination
- **Economic Price Adjustments:** Clause I-FSS-969 will apply to non-Service Contract Act (SCA) related pricing under this contract.
- **Documents:** The following documents are incorporated by reference and made a material part of this contract:
 - Solicitation FBGT-GG-050001-B, dated 1/23/08.
 - DMC Management Services’ final proposal dated 10/31/08.
 - Offeror’s Representations and Certifications submitted in ORCA.
 - Small Business Subcontracting Plan dated 10/03/08
- **Price Reduction Clause 552.238-75 (Sep 1999):** All terms under the Price Reduction Clause 552.238-75 (Sep 1999) are applicable. This clause will be predicated on the following most favored customer (MFC): All commercial customers.
- **Task Orders:** Task orders are firm fixed price preferred.
- **Industrial Funding Fee (IFF):** Task orders are firm fixed price preferred.
- **Scope:** Domestic
- **Contract Period:** Date of award through five years, with three (3) five-year option periods.
- **Government Commercial Purchase Card:** DMC Management Services, LLC will accept the Government Commercial Credit Card at or below the micro purchase level.
- **Award Pricing:** See DMC Management Services, LLC final proposal (10/31/08).